

CONSTRUCTION PHASE MANAGEMENT PLAN

72 Sweetcroft Lane, Hillingdon, Middlesex. UB10 9LF
Planning Reference 61059/APP/2022/3392

Date: 12/1/2026

Demolition and Construction Management Plan

This Demolition and Construction Management Plan (DCMP) has been prepared to discharge Condition 3 of the planning permission granted by the London Borough of Hillingdon on 29 April 2024, under planning reference 61059/APP/2022/3392, for the demolition of an existing detached bungalow and the erection of a four-bedroom detached dwelling.

Condition 3 Compliance Statement

This document has been prepared in full accordance with Condition 3 of the planning permission and addresses each of the required criteria set out by the Local Planning Authority. The approved measures shall be implemented and maintained throughout the duration of the demolition and construction process.

1. Phasing of Development Works

The development will be carried out in the following phases:

- Site setup and installation of temporary fencing and welfare facilities.
- Demolition of the existing detached bungalow and removal of demolition arisings.
- Groundworks and foundation construction.
- Superstructure construction.
- External works including drainage, driveway, and landscaping.
- Final completion and site clearance.

2. Working Hours

All demolition and construction works will be undertaken in accordance with Informative I15 and the London Borough of Hillingdon's maximum permitted working hours:

- Monday to Friday: 08:00 – 18:00
- Saturday: 08:00 – 13:00
- No works on Sundays or Bank/Public Holidays unless otherwise agreed in writing.

3. Prevention of Mud and Dirt on the Highway

Measures will be implemented to prevent mud and debris being deposited on footways and adjoining roads, including:

- Provision of a designated hardstanding area within the site.
- Wheel cleaning facilities as required.
- Regular inspection and, if necessary, mechanical or manual sweeping of the adjacent highway.

4. Traffic Management, Site Access, and Contractor Parking

All construction vehicles will access the site via the existing vehicular access. Traffic movements will be managed to minimise disruption to the local highway network. Measures will include:

- Scheduling deliveries to avoid peak traffic hours where practicable.
- Minimising the number of construction vehicle movements.
- Provision of contractor parking within the site boundary where feasible.
- No contractor parking on surrounding residential roads.

5. Air Quality and Dust Management

Measures to minimise impacts on local air quality and dust emissions will include:

- Water suppression during demolition and groundworks.
- Covering of stockpiles and vehicles transporting loose materials.
- Switching off plant and vehicles when not in use.
- Use of modern, well-maintained plant to minimise emissions.

6. Storage of Demolition and Construction Materials

All demolition and construction materials will be stored securely within the site boundary.

Material storage areas will be managed to avoid obstruction of access routes, footways, and neighbouring properties.

Implementation

The measures set out in this Demolition and Construction Management Plan shall be implemented prior to commencement of development and shall be maintained for the full duration of the demolition and construction process, in accordance with Condition 3.

Conclusion

This Demolition and Construction Management Plan has been prepared to fully satisfy Condition 3 and the objectives of Policy DMHB 11 of the Hillingdon Local Plan Part 2 (2020), ensuring that the development is undertaken in a manner that safeguards the amenity of surrounding residents.